

Housing Committee Hearing Meeting Thursday February 23rd- Bills 1045,1050,6706 and 6666

Hello Committee Members:

I heard my name called on YOU TUBE this afternoon but I could not get over to an audio connection in time as I had trouble getting the list that went to spam apparently.

Have been a Landlord in Hartford, East Hartford, New Britain and managed, sold, leased properties in other CT towns and cities since 1979. I first was a licensed agent in 1977, a Realtor/Broker since 1979, a certified general appraiser since 1987/1988 and have owned around 100 units of housing in just CT as well as in other states.

I saved the corner of Broad and Russ Streets from the Savage Nomads a few blocks in 1983 before you had this magnificent State Office Building to have this convenient cafeteria --if any of you heard or remembered the Bond Restaurant, I saved that 4-story historic 1910 property back in the 1980s? I have owned multi-family properties a block away on Buckingham Street since 1979. I have provided either by management or by ownership over 175 units of CT housing units so I understand all sides to this situation. www.MarcGottesdiener.com

We must oppose 6666 because going to court happens too often and if a tenant has no "skin" in the game and us Landlords have lots tied up then what is to keep a tenant paying? Over the last 4 decades I have gone to court perhaps 3 dozen times and I have stopped owning multiple bedroom apartments and no longer have families and children (on the lease) because of tens of thousands of dollars of losses. I am going to heaven to try to provide decent housing yet many renters do not care or have the funds to pay their affordable rent or proper aid or free legal lawyers who stall and not try to work the system with caring Landlords.

OPPOSING [H.B. No. 6666 AN ACT EXPANDING RENTERS' RIGHTS.](#)

Lowers the maximum security you can collect from anyone to 1 month! – A 50% DROP!!
-It will force us to raise the credit scores required to move in & make us less likely to rent to marginal people. It will hurt the credit scores of tenants when they don't pay the last month's rent & have nothing left to cover minor repairs or cleaning. We will report monies due to the credit bureaus & renters will suffer further making it further harder for the decent renters!

3 Bills to support- yes Landlords/Owners do support this Legislation.

Support [S.B. No. 1045 \(RAISED\) AN ACT ELIMINATING THE REQUIREMENT TO STORE THE PERSONAL PROPERTY OF EVICTED TENANTS.](#)

Expensive for us & towns. Tenants should be responsible for themselves! & lack of communication! Put something in this about tenants need to be responsible also for communication & not listen to their legal aid attorneys all the time who do not respond & stall.

Support [H.B. No. 6706 \(RAISED\) AN ACT CONCERNING THE RENTAL ASSISTANCE PROGRAM.](#)- which will help tenants and the state overall for affordable housing!

This Bill makes State rental assistance programs more flexible, with faster payment and inspection schedules. Good for tenants so we don't automatically lose a month's rent at turnover when a subsidized tenant applies for apartment. A BIG PROBLEM in past!

Support [S.B. No. 1050 \(RAISED\) AN ACT ESTABLISHING TASK FORCES TO STUDY THE EFFECTS OF EVICTIONS ON LANDLORDS AND RENT STABILIZATION POLICIES.](#)

self explanatory. – do it and maybe there will be more cooperation to help provide affordable

housing. Over the decades owning and managing so many units I have tried to work with section 8, RAP, Rental Assistance programs, Housing Programs with too much red tape & people caught in a bind; I took people in from shelters, families moved here from out of state and 1 was featured on the front page of the Courant and then after X-Mas destroyed my 4BR unit at 599 Broad Street-4th floor -corner of Russ Street that I saved in 1983 from the Savage Nomads destroying that very same apartment – See VIKING Article

And state agencies dropped the ball including the former mental health state commissioner who took the JOB at Cheshire Academy & made me pay thousands to fix their problems after the couple needed medical and therapy help & who destroyed my unit and hurt themselves, a few blocks from where you legislate bills! This former state official should be held accountable, and she did not tell the truth when she said she would resolve & left.

Just make the court work fairly-please.

Put some teeth in the city and town's FAIR RENT COMMISSIONS -ASAP- to protect the public from bad Landlords Please Protect Landlords from bad tenants!

Over the last 4+ decades as a Real Estate Professional have dealt with all these above issues. It is important that you as Legislators be fair and remember that Landlords bear more responsibility than the tenants yet if fair payments are not made then the Landlord cannot provide decent affordable housing. Feel free to contact me anytime for further insights into what it takes to be in the housing business and many of the reasons why I have cut down on my units and taken on NO MORE Families.

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